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**LEGAL NOTICE
NOTICE OF HEARING
ZONING BOARD OF APPEALS
TOWN OF LANCASTER**

NOTICE IS HEREBY GIVEN of a Meeting of the Zoning Board of Appeals of the Town of Lancaster to be held Thursday, May 8, 2014 at 7:00 P.M., Local Time, in the Town Board Chambers, in the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York. The items for consideration by the Zoning Board of Appeals at this meeting are:

The petition of Scott's Buffalo Inn, Inc, represented by Cheryl Henry of Young & Wright Architectural, 740 Seneca Street, Buffalo, New York 14210 for four [4] variances for the purpose of constructing a hotel, and pole sign, on property owned by the petitioner at 6647 Transit Road, Lancaster, New York, to wit:

- A. A variance from the requirements of Chapter 50, Zoning, Section 19C.(3) of the Code of the Town of Lancaster. The proposed parking lot will result in a front yard set back of five [5] feet.

Chapter 50, Zoning, Section 19C.(3) of the Code of the Town of Lancaster requires a twenty-five [25] foot front yard parking lot set back. The petitioner, therefore, requests a twenty [20] foot front yard set back variance.

- B. A variance from the requirements of Chapter 50, Zoning, Section 19C.(5) of the Code of the Town of Lancaster. The overall height of the proposed hotel is fifty- eight [58] feet.

Chapter 50, Zoning, Section 19C.(5) of the Code of the Town of Lancaster limits the building height to thirty-five [35] feet. The petitioner, therefore, requests a twenty-three [23] foot height variance.

- C. A variance from the requirements of Chapter 50, Zoning, Section 30F.(2)(c)[3][b] of the Code of the Town of Lancaster. The height of the proposed pole sign is fifty-five [55] feet.

Chapter 50, Zoning, Section 30F.(2)(c)[3][b] of the Code of the Town of Lancaster limits the height of a pole sign to twenty-five [25] feet. The petitioner, therefore, requests a thirty [30] foot sign height variance.

- D. A variance from the requirements of Chapter 50, Zoning, Section 30F.(2)(c)[3][e] of the Code of the Town of Lancaster. The total face area of the proposed pole sign is one hundred thirty-eight [138] square feet.

Chapter 50, Zoning, Section 30F.(2)(c)[3][e] of the Code of the Town of Lancaster limits the total face area of a pole sign on the premises to sixty-four [64] square feet. The petitioner, therefore, requests a seventy-four [74] square foot variance of the total face area permitted for this proposed pole sign.

The petition of John J. Lyon, 554 Hall Road, Lancaster, New York [Post Office, Elma, NY 14059] for two [2] variances for the purpose of constructing a 2,000 square foot accessory structure on premises owned by the petitioner at 554 Hall Road, Lancaster New York, to wit:

- A. A variance from the requirements of Chapter 50, Zoning, Section 9D.(4) of the Code of the Town of Lancaster. The area of the proposed accessory structure is 2,000 square feet.

Chapter 50, Zoning, Section 9D.(4) of the Code of the Town of Lancaster limits the area of an accessory structure to 750 square feet. The petitioner, therefore, requests a 1,250 square foot accessory use area variance.

- B. A variance from the requirements of Chapter 50, Zoning, Section 9D.(2) of the Code of the Town of Lancaster. The height of the proposed accessory structure is twenty-six [26] feet.

Chapter 50, Zoning, Section 9D.(2) of the Code of the Town of Lancaster limits the height of accessory structures to sixteen [16] feet. The petitioner, therefore, requests a ten [10] foot height variance.

The petition of Timothy M. Sullivan, 46 Norris Avenue, Lancaster, New York 14086, for one [1] variance for the purpose of constructing a double dwelling on property owned by the petitioner, at 54 Avenue C, Lancaster, New York, to wit:

A variance from the requirements of Chapter 50, Zoning, Section 11C.(4)(c) of the Code of the Town of Lancaster. The proposed dwelling would result in a seventeen point five [17.5] foot rear yard set back.

Chapter 50, Zoning, Section 11C.(4)(c) of the Code of the Town of Lancaster requires a thirty [30] foot rear yard set back. The petitioner, therefore, requests a twelve point five [12.5] foot rear yard set back variance.

The petition of Brian J. Schultz, 23 Tranquility Trail, Lancaster, New York 14086 for one [1] variance for the purpose of erecting a six [6] foot high fence in a required open space area on premises owned by the petitioner at 23 Tranquility Trail, Lancaster, New York, to wit:

A variance from the requirements of Chapter 50, Zoning, Section 35C. of the Code of the Town of Lancaster. The premises upon which this variance is sought is a corner lot fronting on Tranquility Trail with an exterior side yard [considered a front yard equivalent] fronting on Middlebury Lane. The petitioner proposes to erect a six [6] foot high fence within the required open space area of the exterior side yard fronting on Middlebury Lane.

Chapter 50, Zoning, Section 35C. of the Code of the Town of Lancaster limits the height of a fence or wall extending into a front yard or an exterior side yard [considered a front yard equivalent] to three [3] feet in height. The petitioner, therefore, requests a three [3] foot fence height variance.

The petition of Scott J. Horvatits, 1 Joseph Drive, Lancaster, New York 14086 for one [1] variance for the purpose of erecting a six [6] foot high fence in a required open space area on premises owned by the petitioner at 1 Joseph Drive, Lancaster, New York, to wit:

A variance from the requirements of Chapter 50, Zoning, Section 35C. of the Code of the Town of Lancaster. The premises upon which this variance is sought is a corner lot fronting on Joseph Drive with an exterior side yard [considered a front yard equivalent] fronting on Sagebrush Lane. The petitioner proposes to erect a six [6] foot high fence within the required open space area of the exterior side yard fronting on Sagebrush Lane.

Chapter 50, Zoning, Section 35C. of the Code of the Town of Lancaster limits the height of a fence or wall extending into a front yard or an exterior side yard [considered a front yard equivalent] to three [3] feet in height. The petitioner, therefore, requests a three [3] foot fence height variance.

Signed_____

JOHANNA M. COLEMAN, TOWN CLERK and
Clerk to Zoning Board of Appeals